

**A SPECIFIC PLAN
FOR
SUN GARDEN ACRES**

**AN AMENDMENT TO THE
COLLEGE COMMUNITY PLAN**

**ADOPTED BY
FRESNO CITY PLANNING
COMMISSION SEPT. 24, 1968**

**COUNCIL OF THE CITY OF
FRESNO DEC. 12, 1968**

PREFACE

This report, including the text, maps, resolution and ordinance, constitutes the Specific Plan for Sun Garden Acres as adopted by the Fresno City Planning Commission on September 24, 1968 by Resolution No. 4775 and the Council of the City of Fresno on December 12, 1968 by Ordinance No. 68-177.

The Specific Plan was prepared pursuant to a directive from the Council.

The Plan was based on and constitutes a refinement of and amendment to the College Community Plan.

The Department of Planning and Inspection gratefully acknowledge the contribution to this report made by many individuals and agencies of the City and County Governments.

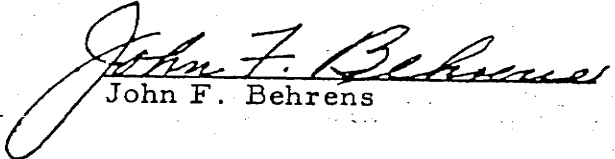

John F. Behrens

TABLE OF CONTENTS

	Specific Plan Map	Page i
	City Council Ordinance No. 68-177	ii-iv
	Planning Commission Resolution No. 4775	v
I.	Introduction	1
II.	A Brief Summary	2
III.	Study Scope	3
IV.	Area Background	3
V.	Area Characteristics	4-5
VI.	Plan Objectives	6
	A. General	6
	B. Study Elements	6
VII.	Plan for Ultimate Development	6-9
VIII.	Existing & Proposed Municipal Services and Facilities	10
	A. Fire Protection	10
	B. Police Protection	10
	C. Water Service	10
	D. Sewer Service	11
	E. Curbs, Gutters & Sidewalks	11
	F. Street Paving	12
	G. Street Maintenance	12
	H. Flood Control	12
	I. Street Lights	13
	J. Street Trees	13
	K. Land Use	13-15







EXHIBITS

Page

A. Existing Streets and Zoning	16
B. Street Development Plan	17
C. Existing Water Lines	18
D. Existing Sewer Lines	19
E. Street Lighting	20
F. Proposed Zoning	21
G. Existing Land Use	22

SPECIFIC PLAN FOR SUN GARDEN ACRES

LEGEND

-  EXISTING OFFICIAL PLAN LINES
-  REPEALED OFFICIAL PLAN LINES
-  EXISTING STREET TO BE ABANDONED
-  NEW OFFICIAL PLAN LINE
-  PROPOSED OFFICIAL PLAN LINES FOR MAPLE AVENUE
-  BOULEVARD AREA DISTRICT (REQUIRED LANDSCAPING)

WE HEREBY CERTIFY THAT A SPECIFIC PLAN FOR SUN GARDEN ACRES WAS ADOPTED BY THE COMMISSION OF THE CITY OF FRESDO ON THE 21ST DAY OF SEPTEMBER 1948 BY RESOLUTION NO. 3113.

Charles J. Shaw
CITY CLERK

WE HEREBY CERTIFY THAT A SPECIFIC PLAN FOR SUN GARDEN ACRES WAS ADOPTED BY THE COMMISSION OF THE CITY OF FRESDO ON THE 21ST DAY OF SEPTEMBER 1948 BY RESOLUTION NO. 3113.

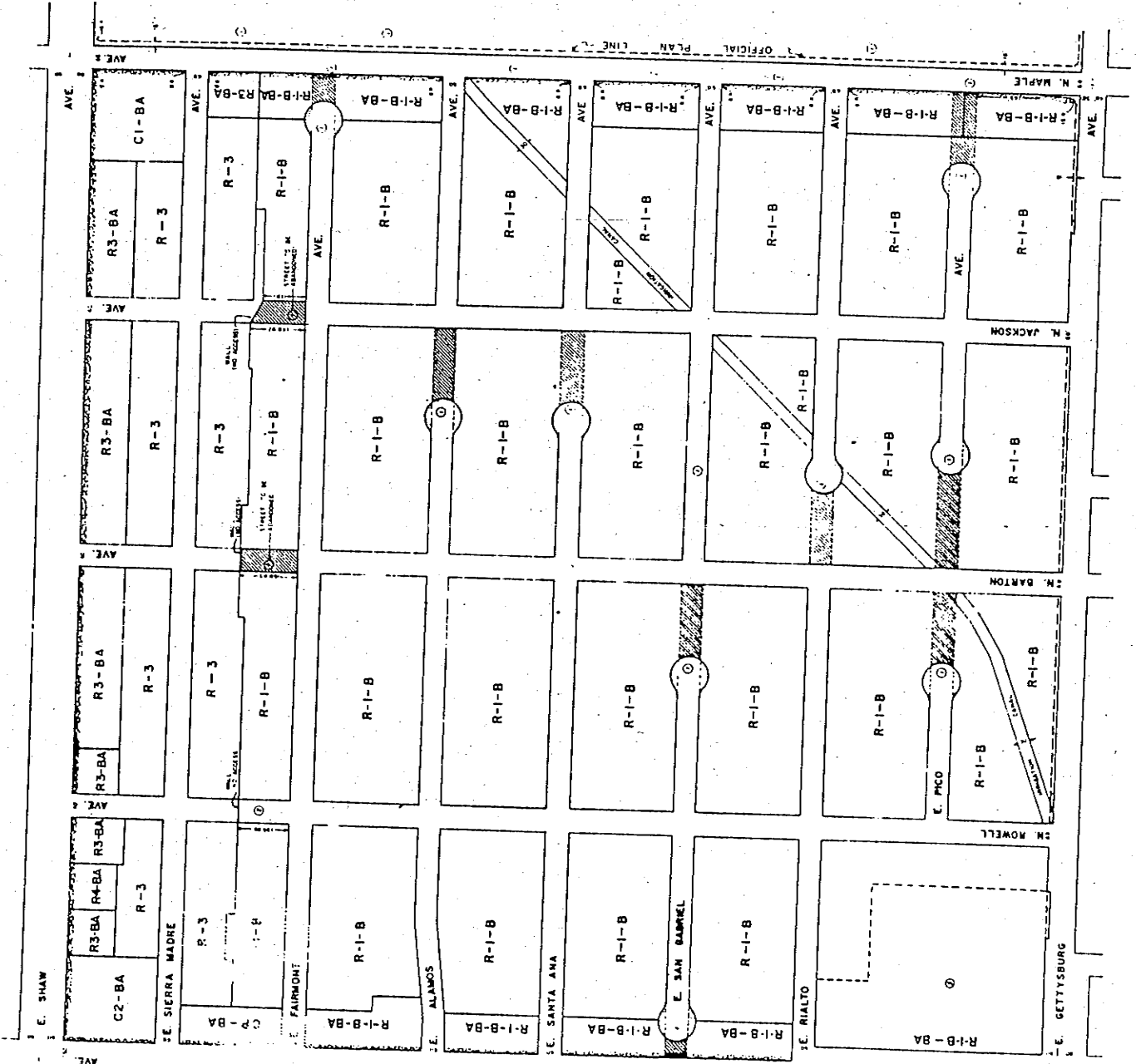
Ed 2 2 116
CITY CLERK

AMENDMENTS

NO.	ITEM AMENDED	DATE	BY	FILED
1	OFFICIAL PLAN LINES	4-10-48	1-20-48	1-20-48
2	OFFICIAL PLAN LINES	4-10-48	1-20-48	1-20-48
3	REZONING APPL. NO. 1163	4-10-48	1-20-48	1-20-48



PREPARED BY THE CITY OF FRESDO
DEPARTMENT OF PLANNING AND BUILDING
SEPTEMBER 1948



BILL NO. B-362

INTRODUCED BY Bell

ORDINANCE NO. 68-177

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA
ADOPTING A SPECIFIC PLAN FOR THE SUN GARDEN
ACRES SUBDIVISION

WHEREAS, various residents of the Sun Garden Acres subdivision requested assistance from the City of Fresno in rebuilding their neighborhood; the subdivision then annexed to the City of Fresno; and City staff members from the Chief Administrative Office, Department of Public Works, and Department of Planning and Inspection have held five neighborhood meetings and assisted the residents in preparing the following development plan, and

WHEREAS, the Fresno City Planning Commission conducted a public hearing on this plan and recommended its approval of the plan in its Resolution No. 4775 adopted on September 24, 1968, and

WHEREAS, this Fresno City Council also conducted a public hearing and approved said plan on November 14, 1968;

NOW, THEREFORE, the Council of the City of Fresno does ordain as follows:

SECTION 1. Adoption of the Specific Plan for Sun Garden Acres.

1. Description of the Plan. The Specific Plan for Sun Garden Acres (hereinafter called the "Plan") is for and relates to land use, official plan lines for public rights-of-way, traffic circulation, the installation of public improvements including water mains, sewer mains, curbs, gutters, sidewalks, concrete masonry walls, permanent street paving, street lighting, and street trees. The Plan consists of this ordinance and the Plan's text and maps which are hereby adopted and contained under separate cover dated September 24, 1968, "A Specific Plan for Sun Garden Acres."

The Specific Plan for Sun Garden Acres is a conforming element of the College Community Plan which is part of the General Plan for the Fresno-Clovis Metropolitan Area.

2. Sun Garden Acres Area

- a. The purpose of Exhibit F, an integral part of this Plan designated "Proposed Zoning", is to delineate and show the boundaries of the Sun Garden Acres Subdivision (hereinafter called the "Subdivision"), and the future zoning classifications within the Subdivision including the BA Overlay District contained therein.
- b. The purpose of Exhibit B, an integral part of this Plan designated "Street Development Plan", is to delineate and show the future modification of existing official plan lines and the establishment of additional official plan lines, the future abandonment of certain portions of existing public rights-of-way, and the proposed installation of certain concrete masonry walls in public rights-of-way.
- c. The Plan provides that all occupations in private residences which require special permits be considered detrimental to the public welfare and injurious to property and improvements in the Subdivision.
- d. The Plan also provides that the moving of dwellings into or within the Subdivision be considered materially detrimental to the property and improvements within the Subdivision.

3. Role of the Council. The Plan shall be undertaken and carried out by the Council of the City of Fresno in conjunction with the Fresno City Planning Commission within the ability of their respective vested powers by the use of assessment district, the Zoning Ordinance, Subdivision Ordinance and other codes and ordinances applicable thereto, as follows:

- a. Adoption of new official plan lines, modification of existing official plan lines, and the abandonment of excess public rights-of-way in accordance with the plan.
- b. Dedication of additional rights-of-way or acquisition of additional rights-of-way by use of assessment district proceedings.
- c. Installation, construction or reconstruction of streets, utilities, and other improvements necessary for carrying out development of the Subdivision in accordance with the Plan.
- d. As determined, rehabilitation of structures and improvements, development of now-vacant land by present owners or the successors in interest for uses in accordance with the Plan.

5. Land Use Proposals. Regulations, controls, and restrictions on land use and physical development within the Subdivision will be provided by the Plan, as indicated in Sections VII and VIII, Plan's text, and Exhibits B, E, and F.

SECTION 2. This ordinance shall become effective and in full force and effect at 12:01 a. m. on the thirty-first day after its passage.

Adopted December 12, 1968

Effective January 12, 1968

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 4775

The following resolution was adopted by the Fresno City Planning Commission at a special meeting of September 24, 1968, regarding the adoption of a specific plan for Sun Garden Acres.

WHEREAS, various residents of the Sun Garden Acres subdivision have requested assistance from the City of Fresno in rebuilding their neighborhood, and

WHEREAS, staff members from the Chief Administrative Office, Department of Public Works and Department of Planning and Inspection have been assisting the residents of Sun Garden Acres in preparing this proposed development plan, and

WHEREAS, it is the desire of a sufficiently large group of property owners in the Sun Garden Acres subdivision that street and urban improvements occur on the basis of an adopted plan for that subdivision, and

WHEREAS, the proposed specific plan for Sun Garden Acres provides effective guidelines for separating incompatible land use types, for modification of the street system, for extension of sewer and water service, for pedestrian and traffic control and future land use.

NOW THEREFORE BE IT RESOLVED that the Fresno City Planning Commission hereby adopt the Specific Plan for Sun Garden Acres.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission recommend that the Specific Plan for Sun Gardens be adopted by the Fresno City Council.

Motion for adoption of the foregoing resolution was made by Commissioner McAlpine, seconded by Commissioner Williams.

Voting: Aye: McAlpine, Williams, Lopez, Shannon, Wardle, Logan, Stockton
Noes: None
Not voting: None
Absent: None

George A. Kerber

George A. Kerber, Secretary
FRESNO CITY PLANNING COMMISSION

DATED: September 24, 1968

Resolution No. 4775
Specific Plan for Sun Garden Acres

September 1968

I. INTRODUCTION

The Sun Garden Acres Subdivision is bounded by Shaw, Maple, Gettysburg and Cedar Avenues. Fresno State College is located directly across Shaw Avenue to the north.

The subdivision has been the subject of at least two studies in recent years by Fresno County and City staffs. The studies were generally limited to review of justification for multiple residential zoning.

The need for guidelines for improvement of the subdivision area has been widely recognized. More than a year ago, the county's planning staff held a meeting with a number of the residents and members of the City's staff to investigate the problem. It was concluded that the City was in the best position to develop a specific plan for the area to provide urban services, and that the unincorporated island that encompassed most of the subdivision should be annexed to the City.

The City staff indicated to the residents that if the entire subdivision was annexed, a specific plan proposal would subsequently be developed and submitted to the City Planning Commission and City Council for their consideration.

Based on a desire for urban services and a specific plan for the area, the residents voted to join the City by a large majority in March, 1968. Subsequent to the annexation, street lighting and fire hydrants have been installed at all intersections where such services could be made available.

The Staff also proceeded to hold a series of five meetings with the property owners to discuss and evaluate preliminary drafts of this proposal. All property owners were invited to at least two meetings. Concurrently, a number of property owners have started to circulate petitions to form an assessment district that would implement a majority of the proposed plan's objectives.

The plan contained herein has been prepared through the cooperative efforts of the City Planning Staff, Traffic Engineering, Public Works, and the Administrative Office. We wish to acknowledge the efforts of the Sun Garden Acres property owners in contributing their time and suggestions in developing the plan.

II. A BRIEF SUMMARY

The proposals contained in this specific plan are briefly summarized as follows:

1. Modify existing street patterns to reduce traffic and more closely conform to contemporary standards of street design.
2. Extend water and sewer services to all parcels within the subdivision.
3. Provide fire hydrants in areas now lacking water service.
4. Install curbs, gutters and valley gutters in existing streets.
5. Waive sidewalks requirements on interior streets in single-family area.
6. Permanently pave existing streets.
7. Install street trees.
8. Reaffirm existing land use patterns with suggested minor modifications.

III. STUDY SCOPE

The study reviews urban pattern elements applicable to Sun Garden Acres. These range from land use and zoning to such physical elements as street arrangement and improvements, sewers, street trees, etc.

IV. AREA BACKGROUND

Sun Garden Acres is a one-half (1/2) mile grid subdivision of 160 acres. The area was subdivided in 1946 into one hundred and sixty (160) single family lots of 36,000 square feet each. The aim was to provide a rural residential environment ("estate type lots") on the fringe of the Fresno Metropolitan Area. At the time, the subdivision was entirely in unincorporated Fresno County.

In 1947, the present site of Fresno State College was selected. As the College was developed in following years, rezoning for multiple dwellings occurred along Shaw and Sierra Madre Avenues. Much of this was in 1955 and 1957 as the need for student housing increased.

An Official Plan of Streets and Highways for Sun Garden Acres was approved by the County of Fresno in 1950 and amended in 1958. The plan is still in effect and includes four additional east-west through streets not envisioned in the original subdivision. Only one official plan lined street, East Sierra Madre Avenue, was constructed entirely through the subdivision. The other three, East Alamos, East San Gabriel and East Pico Avenues, were only partially constructed.

Where construction of the plan lined streets did occur, double frontage was provided to the large lots. Many property owners used the opportunity to reduce the lot size by splitting them in half to a smaller, more easily developed area of approximately 16,000 square feet. It is interesting to note that the major portion of development has occurred on smaller lots.

For various reasons, the subdivision has not developed as originally envisioned. Through the years, as Fresno State College has grown, pressures have mounted for additional zoning for multiple family developments south of the median line between Sierra Madre and Fairmont Avenues. These pressures have been resisted by some property owners. In addition, the County Planning Commission and Board of Supervisors have, by past actions, clearly established and maintained a policy that the aforementioned median line should remain the southerly limit of multiple family zoning.

The limiting decision is partly based on studies which indicate that more than sufficient multiple family zoned property is already available in the College Community area to meet the ultimate housing needs of the College.

A series of small annexations to the City of Fresno occurred within Sun Garden Acres. The majority were in the years 1960, 1961, 1963, and 1966. These areas are at the northwest and southeast corners of the subdivision and equal about 2/5 of the total area. The remaining area was annexed through an election in March of this year.

V. AREA CHARACTERISTICS

Sun Garden Acres has not developed to "estate type" homes as originally envisioned. The area is generally characterized by:

1. Many large unimproved parcels; some overgrown with grass and weeds.
2. A general lack of concrete curbs, gutters, sidewalks, valley gutters and permanent street paving.
3. A lack of street trees and street lights. (However, street lights have now been installed subsequent to annexation of the subdivision.)

4. An incomplete street system which has prevented many property owners from splitting their large sized lots to a smaller, easier to develop size.
5. Several landlocked parcels.
6. A high percent of absentee ownership. The percent ranges from 47% to 85% per block. The average is 67% absentee ownership.
7. Poor drainage because of lack of off-site improvements and coordinated established grades.
8. A high incidence of north/south traffic through the subdivision which is generated by Fresno State College. Much of the traffic uses Barton Avenue (60 feet wide) which was never designed for such traffic volumes.
9. Many Fresno State College students make use of the subdivision streets and vacant lots for parking. This is particularly true at the north portion where the apartments exist without adequate off-street parking facilities. The other users generally are students from other areas of the City unwilling or unable to use the school's parking facilities.
10. Several dwellings are in need of varying degrees of rehabilitation and several may need to be entirely removed.
11. An irrigation canal easement diagonally crosses the southeast portion of the tract. Even though it is now piped, the easements topographic effect on parcelization and development can readily be seen. In some cases the effect appears detrimental.
12. A general lack of public facilities.

VI. PLAN OBJECTIVES

A. General:

The overall objectives of the study and plan recommendations herein are to point to the way for development of Sun Garden Acres in a manner which is economically sound, convenient, safe and attractive.

More specifically, it is intended to:

1. Provide a source of information;
2. Stimulate private and public interest and responsibility;
3. Serve as a specific plan for implementing physical improvements; and

B. Study Elements:

1. A plan for ultimate street development
2. Fire protection
3. Police protection
4. Water service
5. Sewer service
6. Off-site improvements
7. City and property owner's responsibility and participation.

VII. PLAN FOR ULTIMATE DEVELOPMENT

Exhibit "A" shows the existing street system and zoning within the Sun Garden Acres.

Exhibit "B" indicates the existing parcelization and a proposed plan for ultimate development of the street system within the subdivision. The principle features of the plan provide for:

1. Closure of Rowell, Barton and Jackson Avenues to north-south through traffic between Sierra Madre and Fairmont Avenues,

Comment: Considerable nuisance and danger has resulted from traffic passing through the subdivision in a north-south direction. Most of the traffic is generated by Fresno State College students. Many students use the subdivision streets for parking and then walk to the campus.

The recommended method for closure of North Rowell Avenue is through construction of a modified cul-de-sac with a solid masonry wall and ten feet of landscaping along the north portion. The cul-de-sac should be placed at mid-block. This will permit access to the existing apartment carports from the north and to the existing single family garages from the south.

The closure of North Barton and North Jackson Avenues can be accomplished by removal and abandonment of the south 135 feet between Sierra Madre and Fairmont Avenues.

back to the adjacent property owners for maintenance. Cul-de-sacs are not necessary to serve the single family dwellings on these corners.

2. The plan further provides for:

- a. Extensions of East Alamos, San Gabriel and Pico Avenues, utilizing in part existing plan lines and cul-de-sacs.
- b. Elimination of through traffic on East Fairmont, Santa Ana, and Rialto Avenues through construction of cul-de-sacs and abandonment of street portions no longer needed.
- c. Installation of a cul-de-sac for the existing portion of East Pico Avenue (between North Jackson and Maple Avenues).

Advantage of this street plan proposal are:

- a. The system shown, with cul-de-sacs, provides a method for ultimate completion of the street system. It eliminates the problems associated with the typical grid pattern of the Official Streets and Highway Plan for the subdivision i.e., through traffic, dangerous 4-way intersections, etc.
- b. Most through traffic will be eliminated.
- c. Reduced cost because of less street footage and improvements than if streets continue completely through the block.
- d. Less land acquisition costs.
- e. Provision of access to several landlocked parcels.

- f. Provision of street frontage and public utilities to the rear of many large parcels. This will enable property owners who wish to do so to divide the large parcels into smaller ones for easier marketability and development at R-1-B standards. Judging from the existing pattern of development, availability of smaller parcels should stimulate development. (Approximately 60 additional lots can be created with completion of the proposed street plan).
- g. More street light availability at present standards.
- h. The proposed plan will eliminate the need for traffic diverters. (The City Fire Department finds the proposed plan satisfactory for access to fires within the subdivision and is preferred over the diverter system.)
- i. An arrangement which keeps dangerous 4-way intersections to a minimum.
- j. Provision for numerous home sites which will be insulated from through traffic.
- k. An opportunity to develop the subdivision in a pleasing and interesting manner.
- l. The opportunity to phase construction of additional streets as shown in the plan. This can be accomplished on a block basis as desired by affected property owners.

VIII. EXISTING AND PROPOSED MUNICIPAL SERVICES AND FACILITIES

A. Fire Protection

All of Sun Garden Acres is now being served by the City of Fresno Fire Department. The City's fire station No. 6, in fact, is situated within the subdivision itself. Fire hydrants have been installed at all intersections where water lines currently exist. (See Exhibit C). When water lines are extended throughout the remaining portions of the subdivision, hydrants will be installed at the remaining intersections, thus providing maximum protection to all areas of the subdivision.

B. Police Protection

The elimination of the "unincorporated island" which covered the majority of Sun Garden Acres has helped to improve police services to the area. The installation of street lighting has also reduced the chances of burglaries, petty thefts and other incidences associated with poorly lighted areas.

Unfortunately, traffic accidents and violations occur many times when a police officer is not present. The recommendations concerning modifications in the subdivision's street patterns would inhibit high speed and through automobile traffic and materially reduce the chances of pedestrian accidents.

C. Water Service

The City of Fresno has water mains existing in a large portion of the area. (See Exhibit C.) It is recommended that the water system be completed. The availability of water to all parcels of land would increase the marketability and development of the currently undeveloped parcels. If water mains are installed via an assessment district it is

further recommended that house branches be installed to serve all parcels within the subdivision. This would eliminate the necessity to cut the permanent street pavements as parcels develop in the future.

D. Sewer Service

The City of Fresno has installed a number of high capacity sewer mains and laterals in and near portions of Sun Garden Acres. Presently, the lack of sewer mains in much of the subdivision inhibits the development of many of the parcels. (See Exhibit "D"). The typical single-family home builder is faced with installing an expensive, temporary septic tank or paying an extension charge in addition to his normal sewer fees. It is recommended, therefore, that sewer mains also be extended throughout the subdivision. As with water mains, it is also recommended that house branches be installed to serve all parcels within the subdivision.

E. Curbs, Gutters and Sidewalks

Curbs, gutters and sidewalks exist to a very limited degree; principally on the exterior boundaries of Sun Garden Acres. In addition, the existing streets within the subdivision are not permanently paved. Within the City, off-site improvements are required as development occurs. This can often result in a piecemeal and costly approach to upgrading an area. However, if all off-site improvements in the subdivision are constructed in accordance with a coordinated program, single family housing development will likely be encouraged. Further, stimulus for development will likely be encouraged. Further, stimulus for development will take effect with the opening and improvement of existing plan lined streets.

City policy and ordinances are geared to assist property owners of areas such as Sun Garden Acres. For example, sidewalk requirements for minor streets may be waived by the City if requested by a property owner and approved by the Director of Public Works. Due to the present and future low density development of the subdivision, it is recommended that the City's normal sidewalks requirement be waived as a part of this plan, on all the internal streets in the subdivision in the area zoned R-1-B. Sidewalks will be required in all instances on the major streets - Cedar, Shaw, Maple and Gettysburg Avenues.

It is further recommended that all concrete work (curbs, gutters, valley gutters and sidewalks, where required) be constructed under an assessment district proceeding.

F. Street Paving:

If curbs, gutters and valley gutters are installed, the City will permanently pave the existing streets as per established policy.

G. Street Maintenance

The City of Fresno is now maintaining the oiled dirt streets within the subdivision at the same level as applied throughout the City. When permanent paving and curbs and gutters are installed, the City will provide weekly street sweeping service.

H. Flood Control

No changes have occurred in the status of the Fresno Metropolitan Flood Control District program through annexation to the City, as this is a metropolitan wide, special district undertaking.

I. Street Lights

Since annexation, street lighting has been installed at all intersections within the subdivision. This level of lighting conforms with the City's present standards for existing subdivisions. In the future the residents may wish to consider undergrounding, special light standards and ultimate lighting as shown in Exhibit "E".

J. Street Trees

Sun Garden Acres is practically devoid of street trees. City policy provides for free street tree installation on occupied lots within the City when requested by property owners. It is suggested that the installation of street trees be temporarily deferred until the concrete work (curbs and gutters) is completed, as grades and alignments are difficult to establish prior to such improvements. It is proposed that street trees be installed throughout the subdivision after that time.

K. Land Use

Presently the majority of Sun Garden Acres is zoned R-1-B. This encompasses all of the area south of a median line between Sierra Madre and Fairmont Avenues with the exception of the church property at the corner of Cedar and Gettysburg. The land north of the single-family boundary is zoned predominantly R-3. Several lots facing on Shaw or Cedar Avenues are singularly zoned C-P, C-2-BA, C-1, R-4-BA, and R-3-BA. See Exhibit "A". Two zone changes are recommended. One is rezoning the Lutheran Church property at the northeast corner of Cedar and Gettysburg to R-1-B. At the time the church was constructed, it was necessary to have

R-2 zoning to permit this kind of development. Now, R-1-B zoning with a conditional use permit will allow this type of facility. The church would thus not be non-conforming and the zoning reclassification would add uniformity to the zone pattern.

The other change is adopting a B-A zone overlay on the east side of Cedar Avenue and the west side of Maple Avenue between Gettysburg and Shaw Avenues. This will compliment the B-A development standards on the west side of Cedar and provide adequate screening for residential development.

Sun Garden Acres is one of the few areas within the City where a prospective home owner can purchase a commercial half-acre or one-acre lot and live in a spacious, low density area of suburban character. The area is also complimented by the proximity and amenities of Fresno State College. Prior to annexation last March, there were a number of applications to rezone additional parcels for multiple residential uses south of the existing median line between Sierra Madre and Fairmont Avenues. These applications were consistently denied by the County. In view of the unique characteristics of the area, the existing quality of the majority of the homes in the area, the lack of necessity for additional multiple-family dwellings, the recommended improvements in this plan and the desires of many of the owner residents, it is recommended that no additional changes in zoning be considered in this plan in the single-family residential area. Such a policy will provide the necessary

integrity to promote an exclusive, suburban neighborhood near the Fresno State campus. It is also noted that the elements and objectives of this plan generally conform to the covenants, conditions and restrictions which were recorded at the time of subdivision.

In keeping with the intent of this plan and the above restrictions, it is recommended that all occupations in private residences which require special permits be considered detrimental to the public welfare and injurious to property and improvements in the area. It is thus recommended that the moving of dwellings into or within the subdivision be considered materially detrimental to the property and improvements within the subdivision.



1

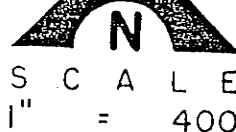
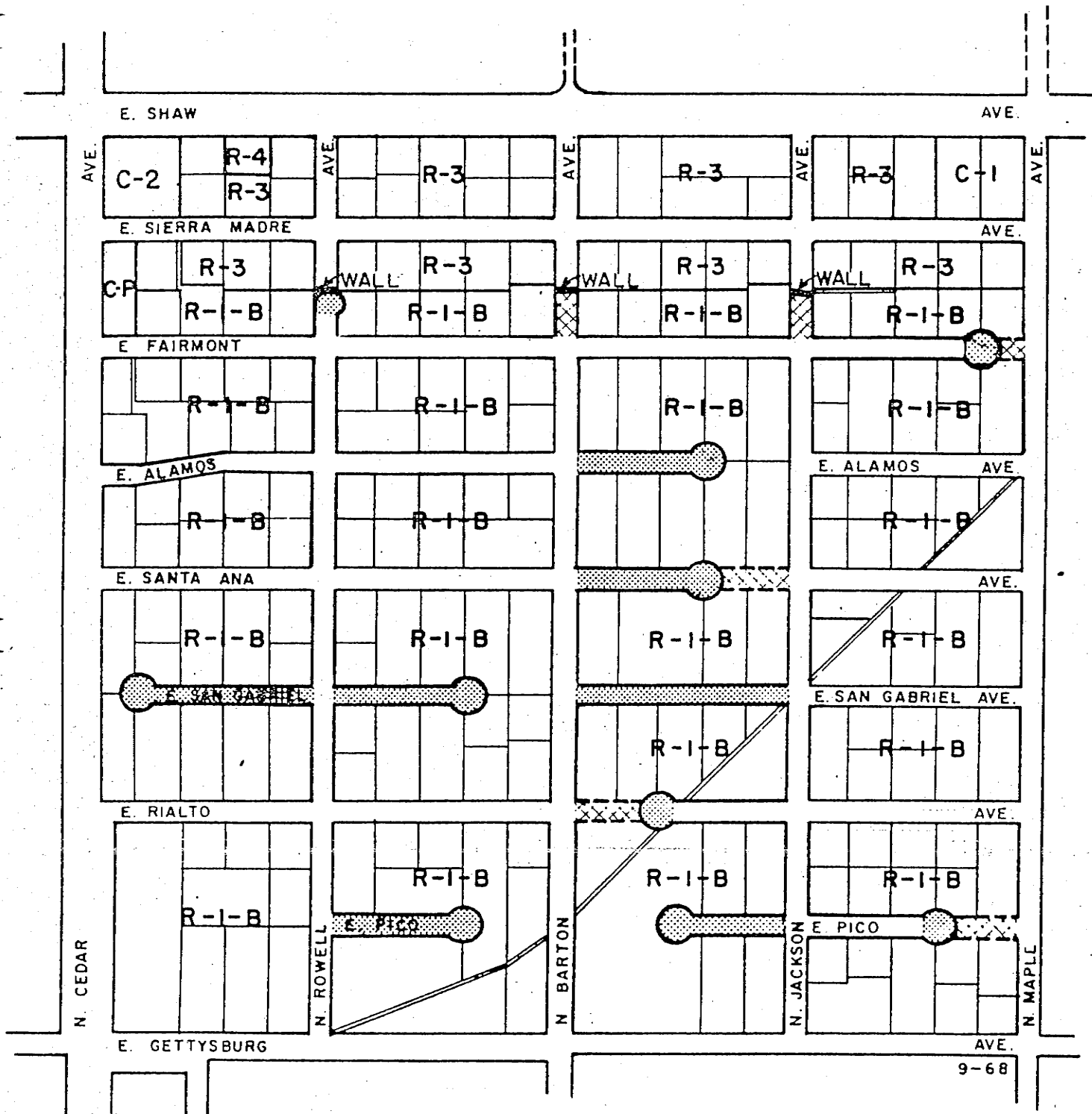


EXHIBIT A

PREPARED BY THE DEPARTMENT
OF PLANNING AND INSPECTION

SUN GARDEN ACRES DEVELOPMENT PLAN



SCALE
1" = 400'

STREET DEVELOPMENT PLAN



STREET ABANDONMENT AND REMOVAL

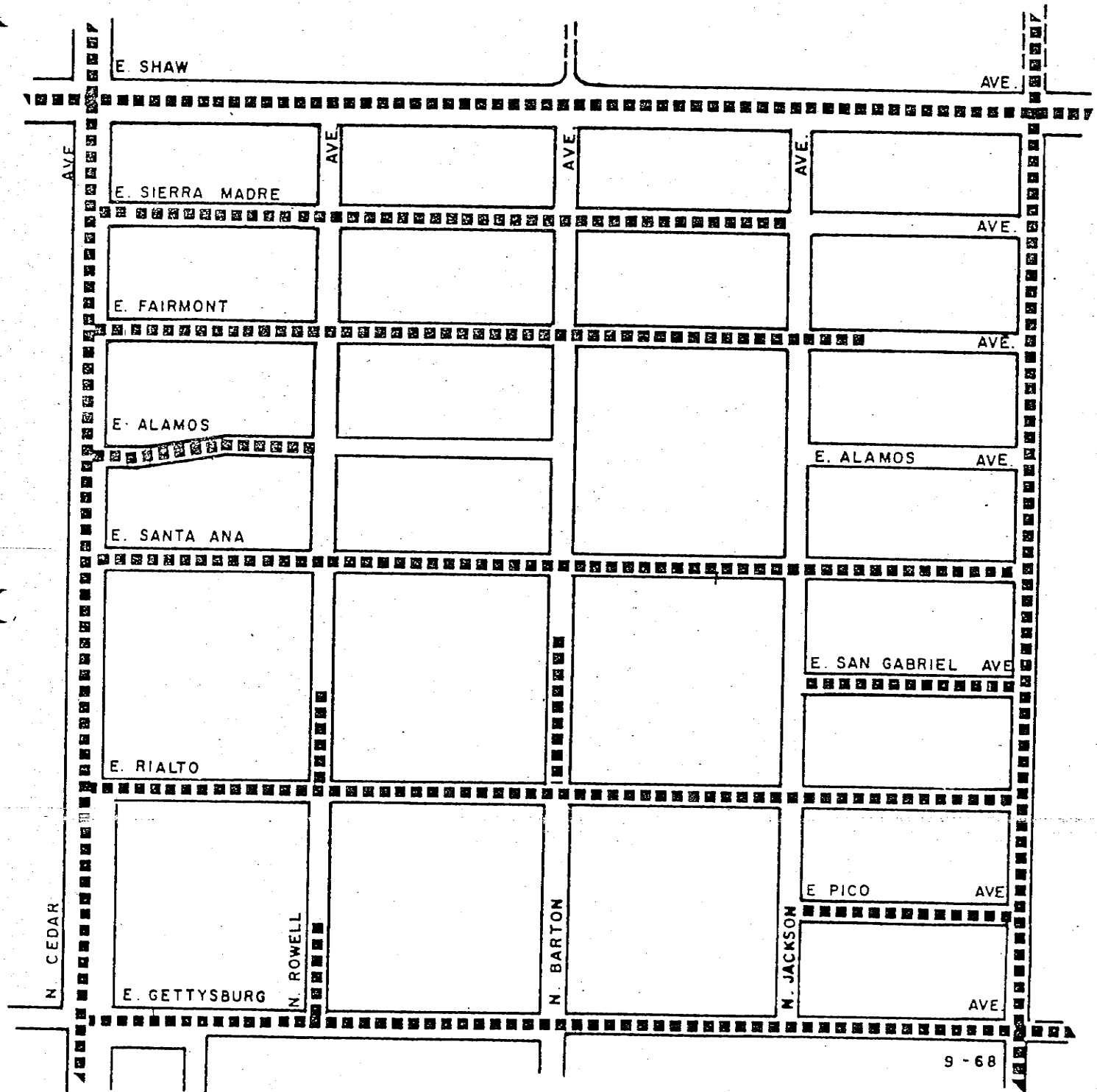


FUTURE STREET OPENINGS

EXHIBIT B

PREPARED BY THE DEPARTMENT
OF PLANNING AND INSPECTION

SUN GARDEN ACRES DEVELOPMENT PLAN



EXISTING WATER LINES - - - - -

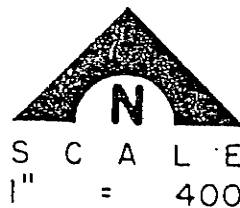


EXHIBIT C

PREPARED BY THE DEPARTMENT
OF PLANNING AND INSPECTION



1

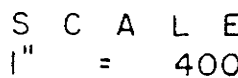
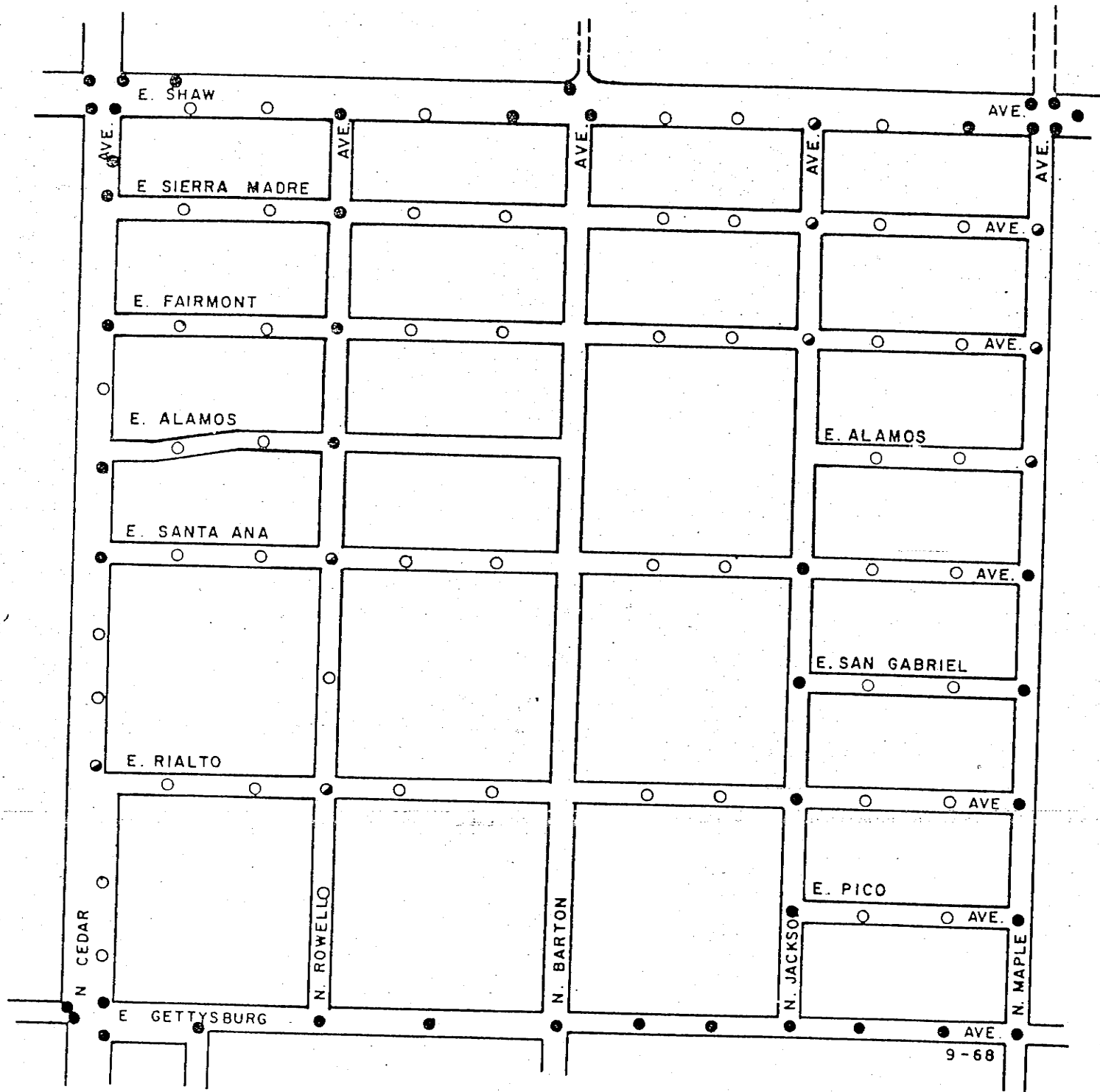


EXHIBIT D

PREPARED BY THE DEPARTMENT
OF PLANNING AND INSPECTION

SUN GARDEN ACRES DEVELOPMENT PLAN



STREET LIGHTING

- EXISTING PRIOR TO ANNEXATION
(STANDARDS - EXISTING SUBDIVISION)
- EXISTING AFTER ANNEXATION
(STANDARDS - EXISTING SUBDIVISION)
- ULTIMATE LIGHTING
(STANDARDS - NEW SUBDIVISION)

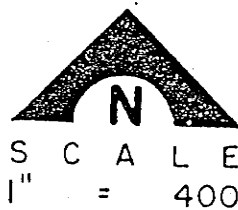


EXHIBIT E

PREPARED BY THE DEPARTMENT
OF PLANNING AND INSPECTION

SUN GARDEN ACRES DEVELOPMENT PLAN

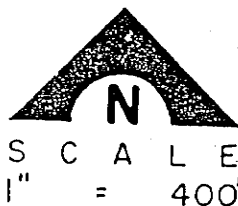
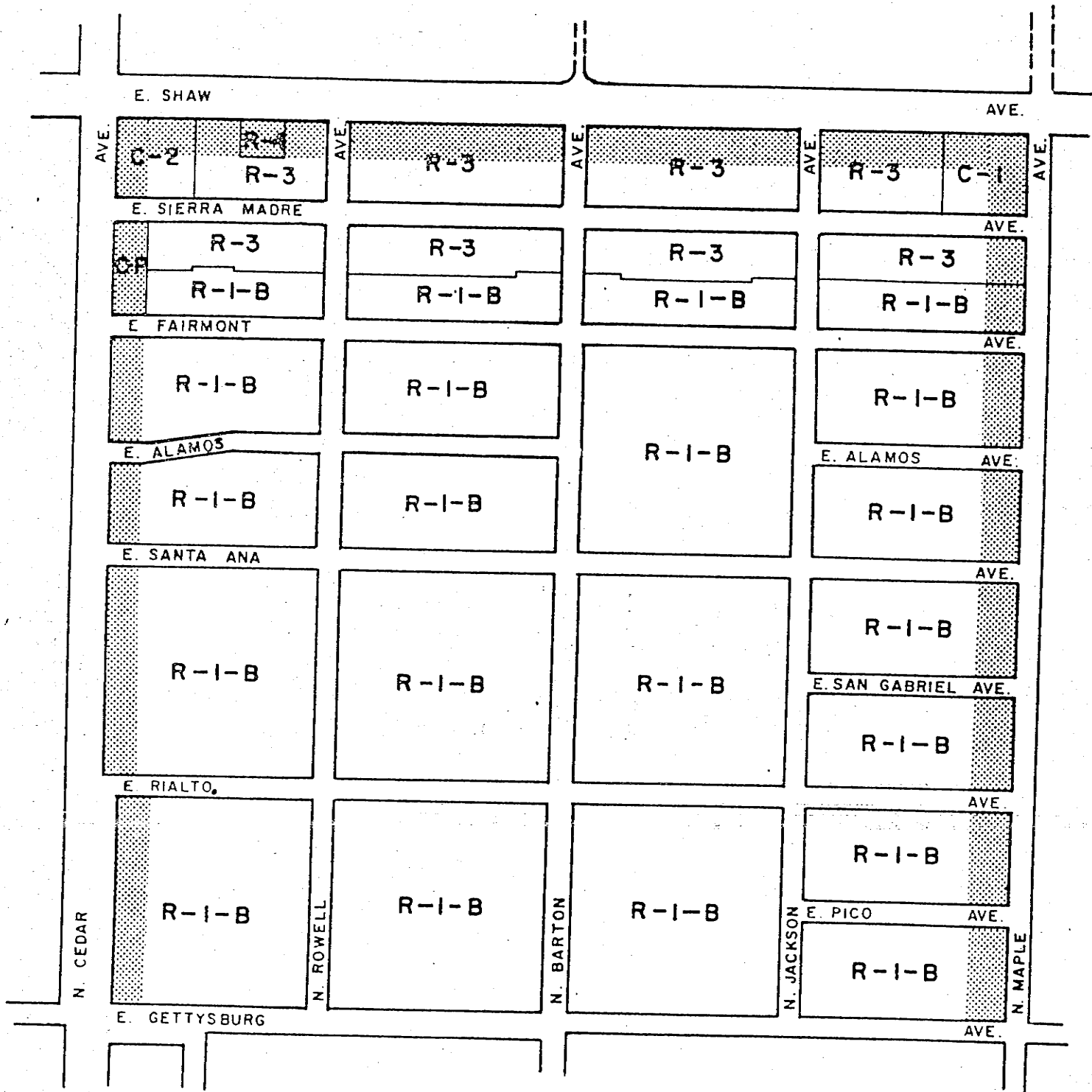
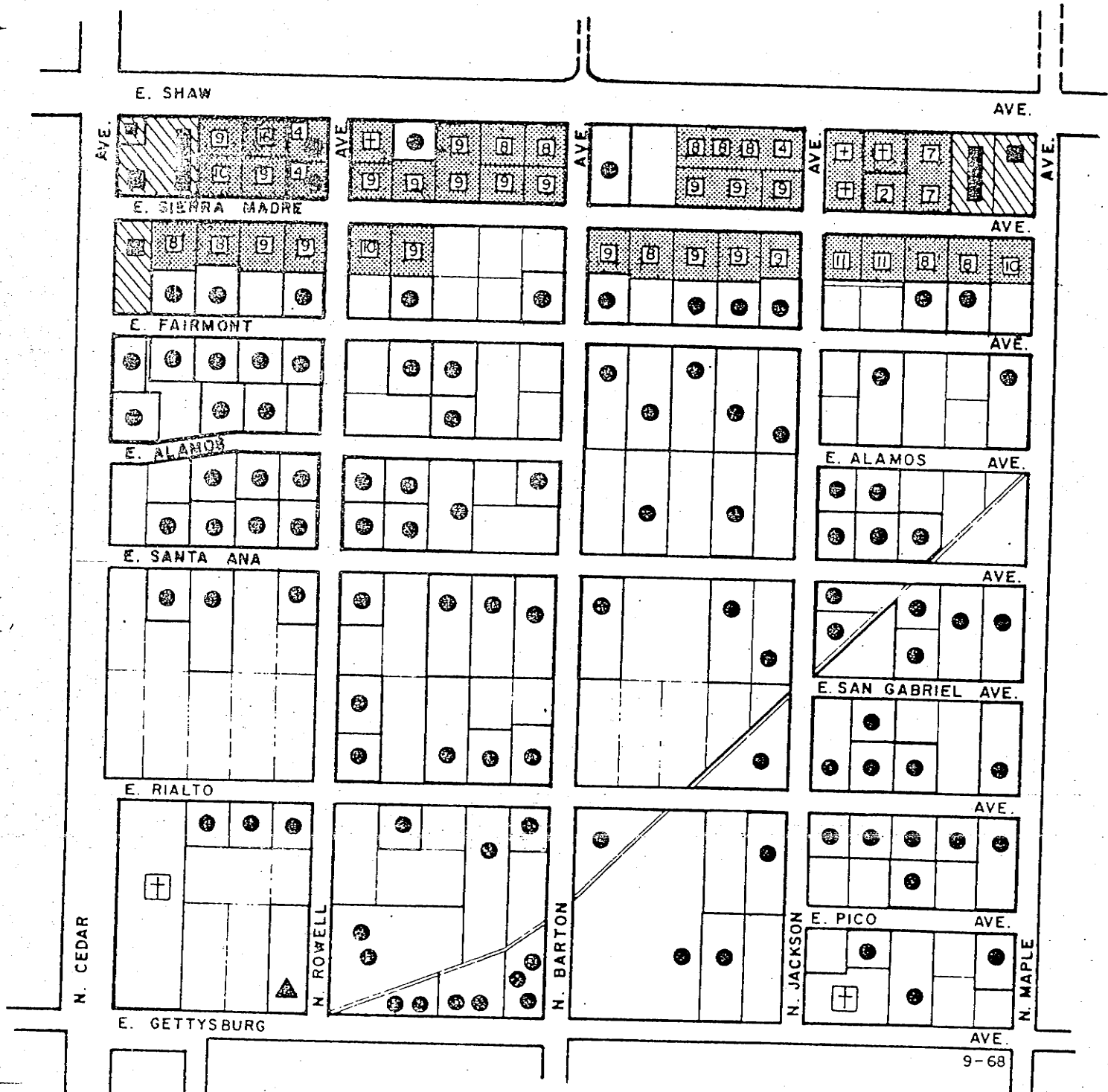


EXHIBIT F

PREPARED BY THE DEPARTMENT
OF PLANNING AND INSPECTION

SUN GARDEN ACRES DEVELOPMENT PLAN



EXISTING LAND USE



SINGLE FAMILY RESIDENTIAL



MULTIPLE FAMILY RESIDENTIAL



COMMERCIAL AND PROFESSIONAL



CHURCH OR RELATED FACILITIES



FIRE STATION



VACANT LAND



SCALE
1" = 400'

EXHIBIT G

PREPARED BY THE DEPARTMENT
OF PLANNING AND INSPECTION

BILL NO. B-38

INTRODUCED BY COUNCILMAN Bell

ORDINANCE NO. 74-31

AN ORDINANCE OF THE CITY OF FRESNO,
CALIFORNIA, AMENDING THE SPECIFIC
PLAN FOR SUN GARDEN ACRES

WHEREAS, the Department of Planning and Inspection prepared an amendment to the Specific Plan for Sun Garden Acres Area, which amendment was the subject of a public hearing conducted by the Fresno City Planning Commission on November 6, 1973; and,

WHEREAS, the Fresno City Planning Commission approved and recommended to the Council adoption of the Proposed Amendment to the Sun Garden Acres Area Specific Plan, dated October 1973, by Resolution No. 5556, dated November 6, 1973; and,

WHEREAS, the Council held a public hearing, duly noticed, on March 21, 1974, to consider the proposed amendment as approved and recommended by the Fresno City Planning Commission; and,

WHEREAS, the Council received testimony and concluded that the proposed amendment would enhance the quality of the Sun Garden Acres environment;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN
AS FOLLOWS:

SECTION 1. The Specific Plan for the Sun Garden Acres, as amended, is amended as specified in the Proposed Amendment to the Sun Garden Acres Area Specific Plan, dated October 1973, which is attached hereto, identified as Exhibit "A", and made a part hereof as if it were set out at length herein.

SECTION 2. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

NON/zd
11-21-73




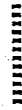
PASSED..... MAR 21 1974
APR 21 1974
EFFECTIVE.....

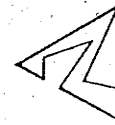
MICROFILMED

74-31

PROPOSED AMENDMENT TO THE SUN GARDEN ACRES SPECIFIC PLAN

LEGEND

-  PROPOSED BUSINESS & PROFESSIONAL OFFICE USES (SINGLE STORY)
-  REVISED OFFICIAL PLAN LINE (OPL)
-  EXISTING OPL TO BE REPEALED
-  NO VEHICULAR OR PEDESTRIAN ACCESS



SCALE: 1"=200'

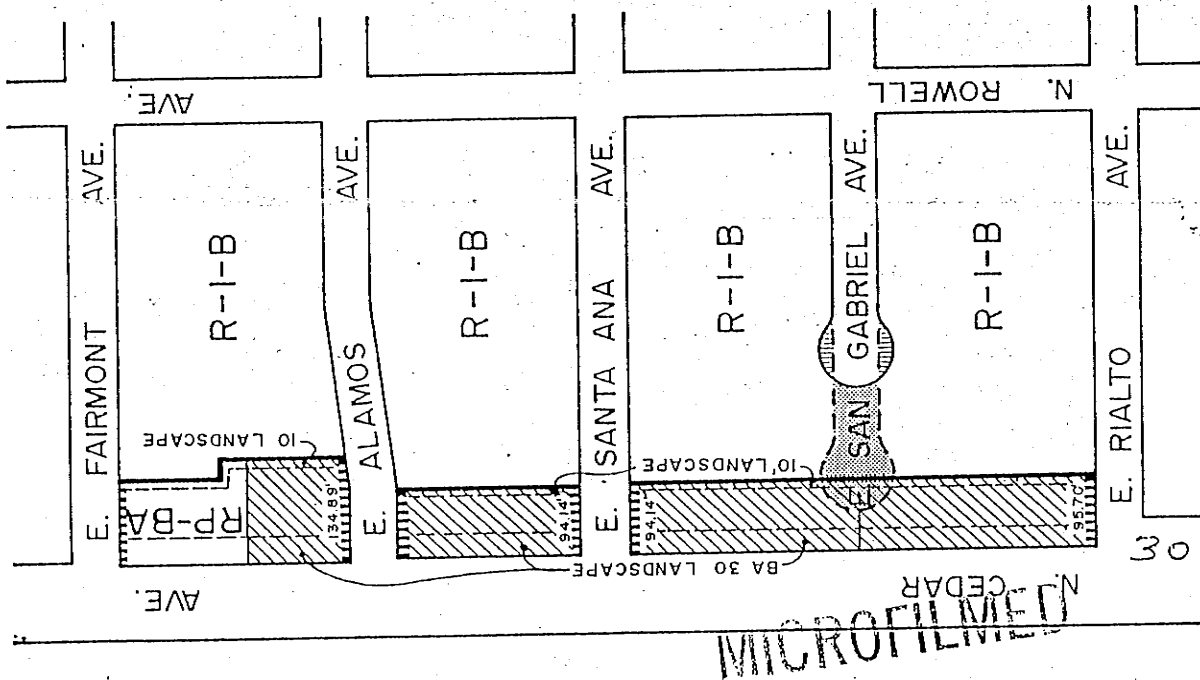


Exhibit "A"

SPECIFIC PLAN FOR

SUN GARDEN ACRES

LEGEND

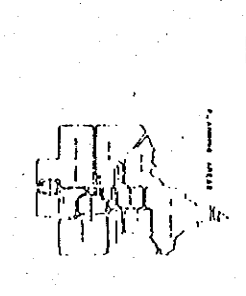
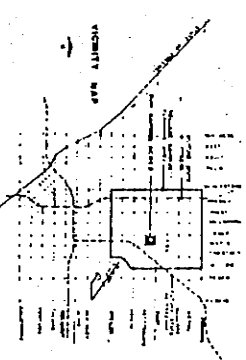
- ☐ EXISTING OFFICIAL PLAN LINES
- ☒ REPEALED OFFICIAL PLAN LINES
- ☒ EXISTING STREET TO BE ABANDONED
- ☒ NEW OFFICIAL PLAN LINE
- ☐ PROPOSED OFFICIAL PLAN LINES FOR MAPLE AVENUE
- ☒ BOULEVARD AREA DISTRICT (REQUIRED LANDSCAPING)
- ☒ NO ACCESS

ALL OFFICIAL PLAN LINES AND DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO THE FINAL ACTION OF THE CITY OF LOS ANGELES. THE CITY OF LOS ANGELES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

APPROVED: _____
DATE: _____

AMENDMENTS

NO.	ITEM	DATE	BY
1	NEW OFFICIAL PLAN LINE	10/1/76	PLANNING DEPT.
2	REPEALED OFFICIAL PLAN LINE	10/1/76	PLANNING DEPT.
3	EXISTING STREET TO BE ABANDONED	10/1/76	PLANNING DEPT.
4	NEW OFFICIAL PLAN LINE	10/1/76	PLANNING DEPT.
5	REPEALED OFFICIAL PLAN LINE	10/1/76	PLANNING DEPT.
6	EXISTING STREET TO BE ABANDONED	10/1/76	PLANNING DEPT.
7	NEW OFFICIAL PLAN LINE	10/1/76	PLANNING DEPT.
8	REPEALED OFFICIAL PLAN LINE	10/1/76	PLANNING DEPT.
9	EXISTING STREET TO BE ABANDONED	10/1/76	PLANNING DEPT.
10	NEW OFFICIAL PLAN LINE	10/1/76	PLANNING DEPT.



August, 1976

BILL NO. B-38

INTRODUCED BY COUNCILMAN Bell

ORDINANCE NO. 74-31

AN ORDINANCE OF THE CITY OF FRESNO,
CALIFORNIA, AMENDING THE SPECIFIC
PLAN FOR SUN GARDEN ACRES

WHEREAS, the Department of Planning and Inspection prepared an amendment to the Specific Plan for Sun Garden Acres Area, which amendment was the subject of a public hearing conducted by the Fresno City Planning Commission on November 6, 1973; and,

WHEREAS, the Fresno City Planning Commission approved and recommended to the Council adoption of the Proposed Amendment to the Sun Garden Acres Area Specific Plan, dated October 1973, by Resolution No. 5556, dated November 6, 1973; and,

WHEREAS, the Council held a public hearing, duly noticed, on March 21, 1974, to consider the proposed amendment as approved and recommended by the Fresno City Planning Commission; and,

WHEREAS, the Council received testimony and concluded that the proposed amendment would enhance the quality of the Sun Garden Acres environment;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The Specific Plan for the Sun Garden Acres, as amended, is amended as specified in the Proposed Amendment to the Sun Garden Acres Area Specific Plan, dated October 1973, which is attached hereto, identified as Exhibit "A", and made a part hereof as if it were set out at length herein.

SECTION 2. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

NON/zd
11-21-73

PASSED..... MAR 21 1974
APR 21 1974
EFFECTIVE.....

MICROFILMED

74-31

I hereby certify that the foregoing Ordinance was, at a regular meeting of the Council of the City of Fresno, held on the 21st day of March, 1974, introduced by Councilman Bell, and action thereon under the rules was postponed to the regular meeting of said Council held on the 21st day of March, 1974, at which meeting it was, on motion of Councilman Bell, seconded by Councilman Wasemiller, duly adopted by said Council, by the following vote:

Ayes: Bell, Doig, Mack, Stefano, Villa, Wasemiller

Noes: Wills

Absent: None

Dated this 21st day of March, 1974.

Attest:

Jacqueline R. Rife

City Clerk,

By:

Deputy

(SEAL)

MICROFILMED

PROPOSED AMENDMENT

to the

SUN GARDEN ACRES AREA
SPECIFIC PLAN

prepared by the

DEPARTMENT OF PLANNING AND
INSPECTION

October 1973

MICROFILMED

Exhibit "A", Page 1

	<u>Page</u>
INTRODUCTION.....	1
INTENT AND OBJECTIVES.....	1
BACKGROUND.....	4
ANALYSIS.....	4
Traffic.....	4
Land Use.....	5
ENVIRONMENTAL CONSIDERATIONS.....	5
Existing Environment.....	5
Environmental Impact of Proposed Project.....	6
Alternatives to the Proposed Project.....	9
Environmental Impact: Summary.....	10
CONCLUSIONS.....	10
RECOMMENDATIONS.....	11

MAPS AND TABLES

KEY MAP.....	2
SPECIFIC PLAN FOR SUN GARDEN ACRES.....	3
PROPOSED SPECIFIC PLAN AMENDMENT FOR SUN GARDEN ACRES.....	12
TABLE A - DEVELOPMENT POTENTIAL OF R-P DISTRICT....	13
TABLE B - POTENTIAL IMPACT OF R-P DEVELOPMENT.....	14

INTRODUCTION

On January 11, 1973, the City Council adopted by Ordinance No. 73-18, the amendment to the Specific Plan for Sun Garden Acres, whereby the southeast corner of East Fairmont and North Cedar Avenues was reclassified for single-story, business and professional office use.

In recognition of this amendment, the owners of the properties along the east side of North Cedar Avenue, south of this parcel, have petitioned for a similar evaluation and reclassification of their properties.

The subject properties are described as the northeast corner of East Alamos and North Cedar Avenues, APN 430-100-57; the southeast corner of East Alamos and North Cedar Avenues extending south to East Santa Ana Avenue, APN 430-100-33; the southeast corner of East Santa Ana and North Cedar Avenues, APN 430-120-01; and the northeast corner of East Rialto and North Cedar Avenues, APN 430-120-31.

The office use designation was requested on the premise that past zoning decisions have increased land use intensity in the general area, and that the consequential increased vehicular traffic on North Cedar Avenue has rendered the property unsuitable for residential use.

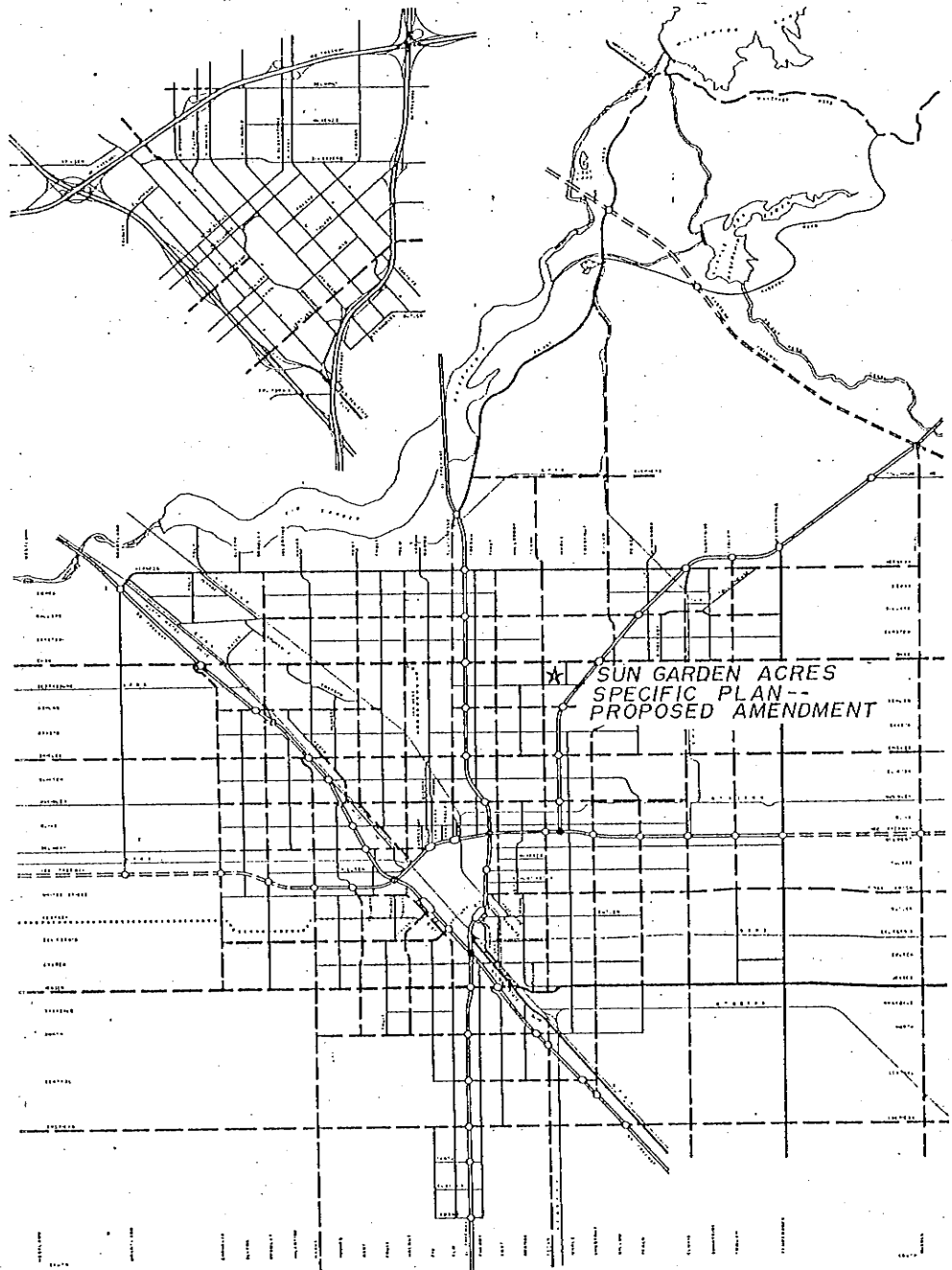
INTENT AND OBJECTIVES

It is intended, by amending the Specific Plan, to establish a land use pattern along North Cedar Avenue which is, firstly, amicable to the adjoining residential environment known as Sun Garden Acres and providing a reasonable transition between the heavily traveled arterial street, North Cedar Avenue, and residential development. Secondly, the proposed amendment serves to establish a use of land, limited business and professional office uses in this instance, not only amenable to the economics of land development but the principle function of the arterial street.

Among the objectives of the amendment as proposed are:

1. To insure that people are not subject to unnecessary natural or man-made hazards because of irrational land development.
2. To develop patterns of land use, green open-space development, architectural buffers, and other physical measures to optimize air, noise, and visual quality.
3. To promote economically sound development within those areas already municipally serviced.
4. To foster the compatibility of various land uses through a comprehensive system of development guidelines, design criteria, and performance standards; and
5. To protect the quality, identity, and value of the Sun Garden Acres neighborhood.

MICROFILM



KEY MAP

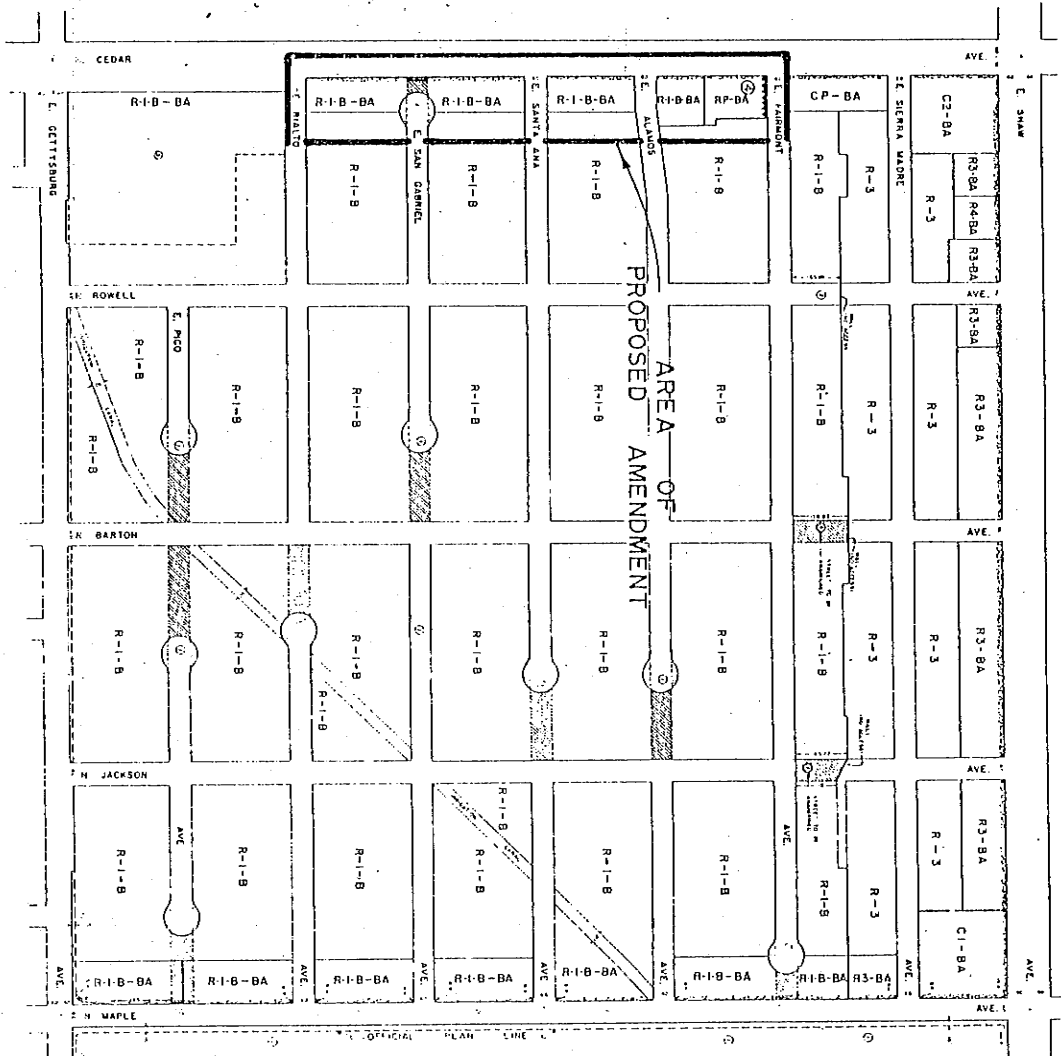
REVISED FOR 1971
PREPARED BY THE
FRESNO CLOVIS
PUBLIC WORKS AND
PLANNING DEPARTMENTS

FRESNO - CLOVIS METROPOLITAN AREA GENERAL PLAN - CIRCULATION ELEMENT - 1971

FREEWAY EXPRESSWAY SCENIC DRIVE ARTERIAL COLLECTOR



MICROFILMED



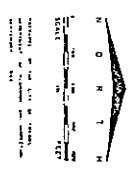
SPECIFIC PLAN FOR SUN GARDEN ACRES

LEGEND

- ☐ EXISTING OFFICIAL PLAN LINES
- ☒ REPEALED OFFICIAL PLAN LINES
- ☐ EXISTING STREET TO BE ABANDONED
- ☐ NEW OFFICIAL PLAN LINE
- ☐ PROPOSED OFFICIAL PLAN LINES FOR MAPLE AVENUE
- ☐ BOULEVARD AREA DISTRICT (REQUIRED LANDSCAPING)
- ☐ NO VEHICULAR ACCESS
- ☐ ONE STORY PROFESSIONAL OFFICE USE ONLY

Map of Sun Garden Acres, showing the proposed area of amendment. The map is a plan view of the area, showing the streets and the proposed area of amendment. The map is a plan view of the area, showing the streets and the proposed area of amendment. The map is a plan view of the area, showing the streets and the proposed area of amendment.

ITEM	AMENDMENT	DATE	BY
1	EXISTING OFFICIAL PLAN LINES	1968	1968
2	EXISTING OFFICIAL PLAN LINES	1968	1968
3	EXISTING OFFICIAL PLAN LINES	1968	1968
4	EXISTING OFFICIAL PLAN LINES	1968	1968
5	EXISTING OFFICIAL PLAN LINES	1968	1968
6	EXISTING OFFICIAL PLAN LINES	1968	1968
7	EXISTING OFFICIAL PLAN LINES	1968	1968
8	EXISTING OFFICIAL PLAN LINES	1968	1968
9	EXISTING OFFICIAL PLAN LINES	1968	1968
10	EXISTING OFFICIAL PLAN LINES	1968	1968



BACKGROUND

The Sun Garden Acres area is a predominately low-density, single-family residential neighborhood bounded by East Shaw, North Maple, East Gettysburg, and North Cedar Avenues. The site was subdivided in 1946, and in 1947 the present site of California State University, Fresno, was selected just to the north. As the College developed, the northern portion of Sun Garden Acres along Shaw Avenue was rezoned for multiple dwelling in 1955 and again in 1957. These dwellings and neighborhood shopping centers, at Shaw and Cedar Avenues and Shaw and Maple Avenues, separate the residential neighborhood from the California State University, Fresno, north of East Shaw Avenue.

The original intent was to provide a rural residential environment ("estate-type lots") on the fringe of the Fresno Metropolitan Area, but to date the subdivision has not developed as originally envisioned.

An Official Plan of Streets and Highways for the area created additional streets allowing for double frontage for many lots. As a result, many lots were split in half for easier development. It is on such smaller lots (18,000 square feet or less compared to 36,000 square foot lots) that much of the existing development has occurred.

The Specific Plan, developed at the request of, and in cooperation with, the neighborhood residents, was formally adopted by the City in 1968. The primary goal expressed by the neighborhood and embodied in the Specific Plan was to rebuild the residential subdivision, providing for improved streets, circulation and drainage, water and sewer facilities, thus to reclaim the quality residential environment originally envisioned.

Since the adoption of the Sun Garden Acres Specific Plan, the unincorporated portions of the area were annexed to the City and extensive investments have been made by property owners in the implementation of the Specific Plan. The success of the planning action program can be measured by these improvements, particularly in terms of the number of new single-family residences that have been built since 1968. In all, twenty-five single-family homes have been constructed as a sign of confidence in the Specific Plan.

ANALYSIS

Traffic

Within the circumambient environment, particularly west and northwest of Sun Garden Acres, development of high-density, multi-family residential and non-residential land uses have taken place at a rapid rate. The new development has introduced land use intensities not envisioned by the Fresno-Clovis Metropolitan Area General Plan. The impact of this development on the physical urban systems (streets, water, sewers, schools, etc.) is readily visible to the most casual observer. With the increased land use intensities, vehicular traffic on North Cedar and East Shaw Avenues are approaching the capacities of the arterial highway well in advance of earlier forecasts.

MICROFILMED

These forecasts envisioned that daily traffic volumes would reach 17,500 in 1971 and 20,000 in 1975. As reported in June 1972, the estimated daily traffic for North Cedar Avenue south of East Shaw Avenue was updated by the City Traffic Engineer. By actual count in October 1970, it was determined that an average of 17,576 cars per day used North Cedar Avenue. In March 1972, it was estimated that the volume of traffic had increased slightly more than 20 percent to 21,500 cars per day over the two-year period.

With much of the building activity providing for greater densities since 1968, it is apparent that this is one of the major factors contributing to the ever-increasing traffic volumes. The University is another major generator of traffic for both Shaw Avenue and Cedar Avenue. Approximately 1.6 trip generations per day per student or 20,000 to 25,000 cars per day are estimated to be generated by the University. Continued growth to the north of the University to Herndon Avenue can be expected to have a positive effect on traffic volumes on Cedar Avenue south of Shaw as well.

One vital consideration is that one use may generate a greater traffic volume than another. Whereas, a general office use tends to generate an average of 10 trips per day per 1,000 square feet of floor space; a medical office use generates, on the average, 40 trips per day per 1,000 square feet of floor space, drawing more than four times greater traffic volume than general office use.

Land Use

A "C-P" (Administrative and Professional Office) District was established at the northeast corner of North Cedar and East Fairmont, and an "R-P" (Residential and Professional Office) District was recently established across the street on the southeast corner of North Cedar and East Fairmont.

The "R-P" District is intended to ameliorate the conflict between the residential and the "C-P" use, as well as provide for a more rational blending of the land use pattern. The district was specifically designed to act as a transitional district to protect residential neighborhoods from the adverse effects of shopping centers and other adverse conditions. The non-residential uses of the district are generally considered to be compatible with the residential environment. Architecturally, many of the existing "R-P" developments have proven to be suitable and acceptable neighbors to adjoining residential districts.

ENVIRONMENTAL CONSIDERATIONS

Existing Environment

Topography and Drainage

The topography of the site is relatively flat as is normal in most residential subdivisions throughout the Fresno-Clovis Metropolitan Area. At present, there are substantial flood control facilities designed to satisfy the needs of the subdivision when completely developed.

23
MICROFILMED

Land Use

The subject properties are vacant with the exception of one single-family dwelling on the northeast corner of North Cedar and East Alamos Avenues.

Circulation

Circulation consists of a major arterial highway, North Cedar Avenue, fronting along the subject properties with a system of local residential streets typical of a subdivision feeding North Cedar Avenue.

Socio-Economic Setting

The subject properties are in one of the areas (PVN 6) of highest socio-economic index values. The median family income by census tract is \$11,104, with median school years of 12.8 years completed (based on 1973 Community Profile). This area was ranked thirty-first out of forty-three, by census tract, in socio-economic standing throughout the Fresno-Clovis Metropolitan Area.

Local Characteristics

The major characteristic of the local area is its unique nature of "estate-type" lots. Although most of the existing residences are built on split parcels, many vacant lots remain of the estate type.

Environmental Impact of Proposed Project

Site Topography and Drainage

Business and professional office development and use, as proposed will have little affect, if any, on the topography with the possible exception of variations in landscape features that could be considered, i.e., small landscaped mounds, etc.

The presence of structures with developed concrete and asphalt improvements will cause an increased amount of storm water runoff. According to the Fresno Metropolitan Flood Control District, the proposed office use will have no affect on the present flood control system. However, if the proposed designation were to act as a catalyst for intensification of land use in the Sun Garden Acres area greater than single-family residential, significant modification of the present system would be necessary.

Existing and Proposed Land Use

The office land use developed pursuant to the "RP-L" (Residential-Professional Limited Office District) may act as a suitable buffer zone between the existing residential development and North Cedar Avenue. Across North Cedar Avenue is one vacant parcel zoned "R-1," which has been designated by an adopted Specific Plan as appropriate for low density multiple-family dwellings. Development of this parcel will bring apartment construction to capacity in the area. 24

To the east of the proposed zoning lies a significant amount of vacant land zoned "R-1-B." When developed for single-family dwellings, the office uses would again provide a buffering effect from North Cedar Avenue if developed properly.

MICROFILM

The district off-street parking requirements, based on actual experience, are grossly understated. As a consequence, the parking demand will probably be partially satisfied by the adjoining local residential streets.

Displacement of the existing residential use with a non-residential use and concomitant activities may extend the potential adverse environmental effects, experienced by the subject properties, to the adjoining residences. Required off-street parking facilities for example may only be separated from an adjoining residence by a five to six foot high solid masonry wall.

Traffic and Circulation

Office development should have only limited effect on the circulation pattern of the area. Controlled access along North Cedar Avenue can be assured by limitations of the number and location of driveways. Vehicular access from the local residential street will be prohibited to minimize the impact on the residential circulation pattern.

Office uses will significantly increase vehicular traffic over that of the "R-1-B" use for the same parcels. Some ten vehicular trip generations per day are assigned to single-family residential development. The potential trip generations for office use are shown in Table B. Actual increases in traffic volume, however, can only be determined by the type of office use, actual floor area, number of employees, etc. that will develop on the subject parcels.

With orientation of the non-residential and potentially non-related uses to North Cedar, the accident potential will increase with each point of access. This condition will serve to restrict the flow of traffic on the arterial highway.

Utilities

The Department of Public Works affirms there will be no significant effect on existing water or sewage systems due to such development.

The Pacific Gas and Electric Company has concurred that existing service of both gas and electric facilities are available in the area and are accessible to the developable parcels.

Protective Services

Development of the proposed uses will have no significant impact upon existing fire protection or existing law enforcement services to the general area in question.

Government Cost If Implemented

All public facilities and services directly attributable to the development of general office uses are existing, and little, if any, additional capital outlay by the City of Fresno is foreseen at this time. There will be no impact as to street development, curbs, gutters, sidewalks, or public schools. Street trees for the development would be the only exception as the City buffers the cost to the developer.

25
MICROFILM

Socio-Economic Impacts

The effect of general office uses will have no adverse impact on the socio-economic structure of the general community. As a positive impact it could provide a portion of the local residents with employment. In this, the development could possibly complement the existing socio-economic stature of the area.

The economic value of adjoining residential uses will be maintained provided suitable architectural design is achieved and through-traffic on the local residential street is minimized.

Noise

The ingress and egress of the use will create noise from automobiles but will not necessarily have any impact over the existing noise level of North Cedar Avenue. This is due to the structures and landscaping on the sites, providing for a cushioning effect to reduce the existing noise level to the neighboring residences.

Hard surfaces provided by the development do not aid in the removal of air pollutants or attenuate noise as do the open spaces and vegetation it displaces. However, again, the landscaping required of "RP-L" development may be sufficient to offset this particular factor.

Noise generated by the "RP-L" uses may not significantly increase the ambient noise level so as to create an intolerable nuisance to adjacent residences, although the psycho-physiological consequences of noise of an arterial highway could be highly adverse for residential use as it is presently zoned.

Air Quality

Increased pollutants into the atmosphere can be expected in the immediate vicinity as any development of vacant parcels would generate additional traffic on North Cedar Avenue. With the fewer number of trips generated by general office use over other "RP-L" uses, the additional atmospheric pollutants would not be of any great significance in relation to the existing circumambient environment.

Note: Atmospheric pollution cannot be logically assessed on an individual site development basis, but rather on what significance a new land use might have on the collective metropolitan area and/or the San Joaquin Air Basin. In order to evaluate atmospheric pollution, two important variables must be known: (1) the length of trips and (2) gas mileage.

The proposed general office zoning is not sizeable enough to affect the metropolitan atmosphere or the local air basin. Also, since it is impossible to assess lengths of trips generated by the use and individual automobile gasoline consumption, atmospheric pollution cannot, therefore, be established for such a specific area. 26

Transportation vehicles used to reach the area are generally already within the metropolitan area and will not, therefore, cause any substantial increase in pollution to the atmosphere beyond what presently exists citywide. MICROFILMED

Water

The potential volume of storm water runoff will be greater than the potential from residential uses. Approximately 90 percent of the land area may be covered by buildings and impervious parking surfaces as compared to 37 to 40 percent in the low-density single-family district.

The coverage of parcels by structures, asphalt, and concrete tend to seal off natural percolation of rainwater to groundwater table. This can cause inadequate recharge to groundwater through the natural percolation process, as well as extensive runoff. Surface runoff entering the ground at some other location gathers pollutants, i.e., oil, grease, road film, sediment, chemicals, etc., along the way of which some percolate through the ground polluting the groundwater supply.

Aesthetics

The visual quality of the structures for the area can be ensured through architectural review during the site plan review process required for any new construction. Landscaping will necessarily beautify the development by a thirty (30) foot landscaping easement required in the "B-A" overlay district.

Alternatives to the Proposed Project

Alternative uses for the said parcels might include single-family residential, multiple-family residential, medical facilities, commercial, or no development at all.

Single-family residential proposes the existing problem of noise, ingress and egress onto an arterial street, and possible safety hazards due to resident children residing adjacent to a major arterial highway with no frontage road system.

Multiple family residential could consist of duplex units but the same ill features of the single-family residential applies. Multiple-family density greater than "R-2" would be increasingly undesirable with the additional conflict of inadequate space for off-street parking.

Medical facilities require additional parking as well as such facilities tend to generate four times the traffic volume over general office uses. Visitation to medical facilities is of a more frequent occurrence than the proposed use. This could cause greater noise relative to ingress and egress and increased local air pollution due to increased traffic and use generation, each of which could cause adverse effects to neighboring residents.

Commercial uses, if zoned such, would be incompatible with adjoining residential uses; with the existing traffic movements on North Cedar Avenue, parking requirements for the use, and increased local air pollution as previously described.

No development at all would leave undesirable vacant property, supplied with curbs, gutters, and sidewalks along a major arterial highway in an otherwise congenially developed area. The aesthetic value is denigration by uncontrolled and unkept urban property to the economic disadvantage of adjoining residences.

57
MICROFILMED

Environmental Impact: Summary

The overall impact of general office type uses as permitted in the R-P District will be of little effect if suitably developed. Any other use allowed in the "R-P" district is either unsuitable in relation to the circumambient environment or will have too great an effect on the area due to traffic generation or excessive noise related to increased traffic, as well as ingress and egress to the development. Also, other uses by definition allow a greater frequency of use.

It would be of a great significance to hold the development of these parcels at the citywide average of .35 floor area ratio allowing for an increased amount of percolative land for less runoff and greater recharge to the natural groundwater supply.

The soil type, Ramona Loam, is of moderately slow permeability which will have little affect, if any, due to the amount of rainfall in this area. It will allow for adequate percolation and recharge to groundwater. Therefore, conservation in regard to this measure should be considered with the design and lot coverage of any new development for the area.

CONCLUSIONS

It appears that the impact of reclassifying the subject properties to business and professional office would have little adverse affect on the Sun Gardens Acres area. This will be particularly so if the district will operate as intended and the rezoning will not proliferate the encroachment of incompatible land uses.

It has been demonstrated in the past that office development and use, as allowed in the "R-P" District, can be developed in a manner that is compatible to the adjoining residential environment through good design and architecture.

However, it is recognized that there are a number of examples where poor site design and architecture has been inadvertently established. This indicates that strong support for the site plan and architectural review procedure is absolutely essential. Suitable and acceptable architecture can only be ensured through this process.

It should be recognized, however, that the existing residential use is compatible to the residential environment. The Specific Plan, as adopted, established the Boulevard Area District along North Cedar Avenue as a measure of protecting the use and value of adjoining residences from the adverse effects of the arterial highway. The traffic volumes characteristics of North Cedar Avenue, regardless of the "B-A" District, present psycho-physiological aspects potentially hazardous to the occupants of the residential dwellings adjacent to the arterial should be considered.

The proposed office uses if developed to the standards of the "R-P" District at these locations, therefore, would further enhance the protection and quality of the residential environment from the adverse effects of North Cedar Avenue.

RECOMMENDATIONS

The staff, therefore, recommends that the Commission amend the Specific Plan for Sun Garden Acres to provide and maintain a harmonious land use pattern that will protect the quality of the residential environment--general office uses.

On the basis that a variety of office uses generate varying traffic volumes and in consideration of the existing and projected traffic volumes on North Cedar Avenue, it is recommended that only general office uses be considered for development of the subject properties.

It is recommended that the "RP-L" District development standards apply to the subject properties and that a "no vehicular access" provision be established along the local streets, i.e., East Alamos, East Santa Ana, and East Rialto Avenues. This provision is intended as additional protection of the residential environment by minimizing the parking of vehicles generated by the potential office uses on the residential streets.

To further protect and enhance the adjoining residential environment, a ten-foot landscape strip is recommended to be established between the residential district and the office district; and that a thirty-foot Boulevard Area District overlay be established along North Cedar Avenue.


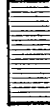

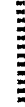
It is recommended that a "limited access" provision be established along North Cedar Avenue protecting the primary function of the arterial.

It is further recommended that the Official Plan Lines of East San Gabriel Avenue be modified to shift the cul-de-sac eastward 170 feet center to center of the bulb (see map). Such a modification would provide access control and additional buffering of noise, as well as a more rational arrangement in relationship to present and future residential development in that area.

29
MICROFILMED

PROPOSED AMENDMENT TO THE SUN GARDEN ACRES SPECIFIC PLAN

LEGEND

-  PROPOSED BUSINESS & PROFESSIONAL OFFICE USES (SINGLE STORY)
-  REVISED OFFICIAL PLAN LINE (OPL)
-  EXISTING OPL TO BE REPEALED
-  NO VEHICULAR OR PEDESTRIAN ACCESS



SCALE: 1"=200'

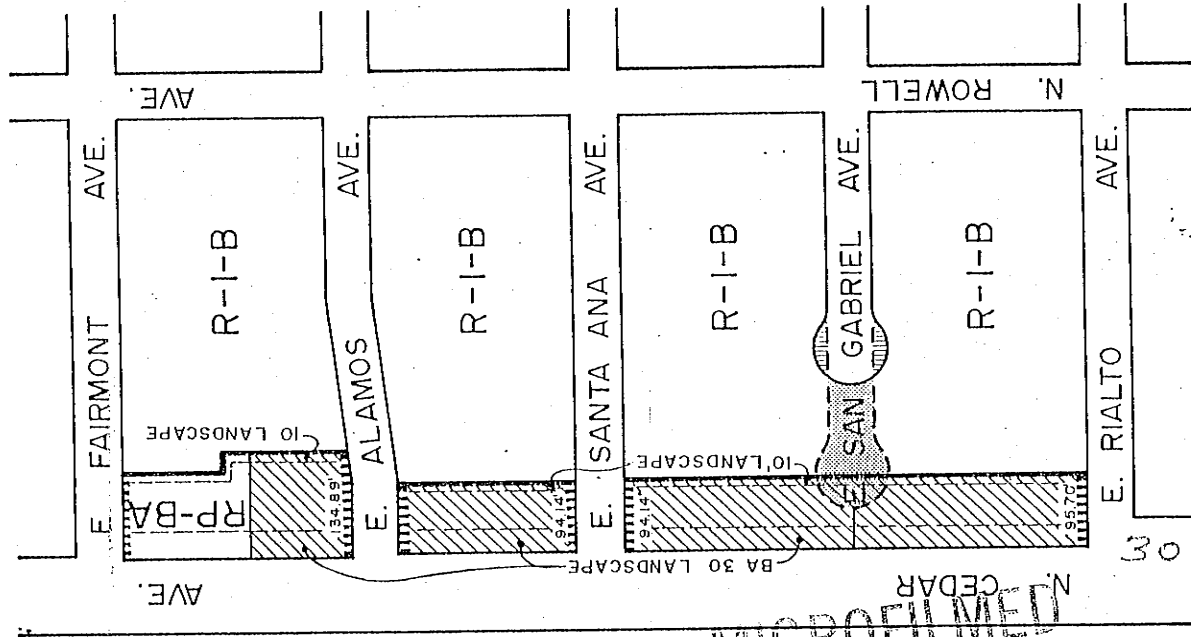


TABLE A
DEVELOPMENT POTENTIAL OF R-P DISTRICT

	PARCEL A APN 430-100-57	PARCEL B APN 430-100-33	PARCEL C APN 430-120-1	PARCEL D APN 430-120-31	TOTALS
Lot Size	134.89' x 130.06'	95.14' x 240.13'	95.44' x 300.12'	95.70' x 300.13'	
Acreage	.4 acre	.52 acre	.66 acre	.66 acre	2.24 acre
Total Square Feet of Lot	17,543.79	22,845.97	28,643.45	28,722.44	97,755.65
Setback Area	5,998.75	8,107.45	9,264.00	9,270.75	
Developable Area	11,545.04	14,738.52	19,379.45	19,451.69	65,114.70
.50 Floor Area * Ratio (floor coverage)	5,772.52	7,369.26	9,689.72	9,725.84	32,557.34
.35 Floor Area ** Ratio (floor coverage)	4,040.76	5,158.48	6,782.80	6,808.09	22,790.13
Total Lot Coverage--90%	15,789.42	20,561.37	25,779.10	25,850.19	
Landscaping--10%	1,754.37	2,284.59	2,864.34	2,872.24	

Source: Department of Planning and Inspection, August 1973; based on the research compiled for the Commercial Land Use component to the Land Use Element of the 1973 General Plan.

* Maximum floor coverage by ordinance.

** Average floor coverage for Fresno-Clovis Metropolitan Area.

TABLE B

POTENTIAL IMPACTS OF R-P DEVELOPMENT

	PARCEL A APN 430-100-57		PARCEL B APN 430-100-33		PARCEL C APN 430-120-1		PARCEL D APN 430-120-31		TOTALS	
	.50	.35	.50	.35	.50	.35	.50	.35	.50	.35
Floor Area Ratio										
Potential Employees*										
Per Sq Ft ^a	23.09	16.16	29.48	20.63	38.76	27.13	38.9	27.23	130.23	91.15
Per Acre: ^b										
Min 23	9.2	9.2	11.96	11.96	15.18	15.18	15.18	15.18	51.52	51.52
Max 30	12.0	12.0	15.6	15.6	19.8	19.8	19.8	19.8	67.2	67.2
Vehicular Trips/day**										
Min. 10	57.7	40.4	73.7	51.6	96.9	67.8	97.3	68.1	325.6	227.9
Max. 40	230.8	161.6	294.8	206.4	387.6	271.2	389.2	272.4	1302.4	911.6
Water (290 Gals/day/ employee):										
Per Sq Ft ^a	6696.1	4686.4	8549.2	5982.7	11240.4	7867.7	11281.0	7896.7	37766.7	26433.5
Per Acre: 23 Empl ^b	2668.0	2668.0	3468.4	3468.4	4402.0	4402.2	4402.0	4402.2	14940.8	14940.8
30 Empl	3480.0	3480.0	4524.0	4524.0	5742.0	5742.0	5742.0	5742.0	19488.0	19488.0
Water (33 Gals/day/ employee):										
Per Sq Ft ^a	761.97	533.28	972.84	680.79	1279.08	895.29	1283.7	898.59	4297.59	3007.95
Per Acre: 23 Empl ^b	303.6	303.6	394.68	394.68	500.94	500.94	500.94	500.94	1700.16	1700.16
30 Empl	396.0	396.0	514.8	514.8	653.4	653.4	653.4	653.4	2217.6	2217.6

* Potential Employees per gross floor area.

^aOne employee per 250 square feet of gross floor area.

** Vehicular Trips per day per 1,000 Sq Ft of Floor Area

^b23-30 employees per acre.